



# Northumberland

## County Council

### NORTH NORTHUMBERLAND LOCAL AREA COUNCIL PLANNING COMMITTEE

DATE: 24 JANUARY 2019

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#### PLANNING APPEALS

**Report of the Interim Executive Director of Place**

**Cabinet Member:** Councillor JR Riddle

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#### **Purpose of report**

For Members' information to report the progress of planning appeals.

#### **Recommendations**

To note the contents of the report in respect of the progress of planning appeals that have been submitted to and determined by the Planning Inspectorate.

#### **Link to Corporate Plan**

This report is relevant to all of the priorities included in the NCC Corporate Plan 2018-2021 where identified within individual planning applications and appeals.

#### **Key issues**

Each planning application and associated appeal has its own particular set of individual issues and considerations that have been taken into account in their determination, which are set out within the individual application reports and appeal decisions.

#### **1. Appeals Received**

| <b>Reference No</b> | <b>Description and Address</b>  | <b>Appeal Start Date and Decision Level</b>     |
|---------------------|---|---|
| 17/00884/FUL        | Conversion of existing Grade II listed building to accommodate 13 No. self contained residential apartments (C3 use class) and development of 4 | 21 May 2018<br><br>Committee Decision - Officer |

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|              | <p>dormer bungalows (3no. 3 bed and 1no. 4 bed) within former car parking area - 94 Newgate Street, Morpeth</p> <p>Main issues: impact on amenity of neighbouring residents; and harm to heritage assets</p>   | <p>Recommendation:<br/>Approve</p>   |
| 17/02847/FUL | <p>Proposed holiday accommodation (2 luxury tree house glamps) - land north-west of Southern Wood, Morpeth</p> <p>Main issues: unacceptable development in the open countryside and Green Belt, and insufficient information to assess ecological impacts.</p>   | <p>6 September 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>   |
| 18/00672/FUL | <p>Development of 14 Dwellings; Conversion of Allerburn House to 3 Apartments including demolition of later extensions and Refurbishment of Lodge - Amended 27/03/18 - Allerburn House, Denwick Lane, Alnwick</p> <p>Main issues: adverse impact upon residential amenity; adverse visual impact; adverse impact on setting of non-designated heritage asset.</p>  | <p>26 September 2018</p> <p>Committee Decision - Officer Recommendation: Approve</p> |
| 18/00074/OUT | <p>Outline application for construction of a 4 bedroom detached dwelling house (All Matters Reserved) - land west of St Philip &amp; St James Church, Whittonstall</p> <p>Main issues: by virtue of its location, layout and setting the development would erode the rural character of the site and its surroundings. The construction of a dwelling in this location would appear incongruous and would not relate to the form of the village, extending development further into the surrounding countryside; this would detract from the character and</p> | <p>12 October 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>    |

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|              | appearance of the site and surrounding area.   |   |
| 18/00404/FUL | <p>Proposed demolition of existing redundant workshop/storage building. Proposed construction of 3no. detached 1 1/2 storey dwelling houses - land north-west of Braeside, Branxton</p> <p>Main issues: development would be out of character and would have a detrimental visual impact due to design, scale, location and density.</p>   | <p>15 October 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 18/02047/FUL | <p>Proposed internal alterations to existing dwelling and including conversion of roofspace to provide additional floorspace - Cruel Syke, North Road, Haydon Bridge</p> <p>Main issues: extension would result in a disproportionate addition to the original house; would not be sympathetic to the character of the existing building and would be detrimental to visual amenity, rural character and street scene; and detrimental to amenity of adjacent residents.</p> | <p>29 October 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 18/02102/FUL | <p>Removal of existing porch roof and rebuilding with new porch and orangery (previously approved) - Moore House, Whalton</p> <p>Main issues: proposal would result in an incongruous and inappropriate addition upon a non designated heritage asset with the loss of the existing canopy resulting in the loss of a sympathetic feature and harm to the host property.</p>   | <p>1 November 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 18/01174/FUL | Erection of a single family home with garden, garage and parking - land south of Laburnum House, Acomb   | <p>13 November 2018</p> <p>Delegated Decision - Officer</p>                       |

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|              | Main issues: backland development out of character with existing development; subdivision would not reflect existing character of the site and would have an adverse effect on the character and appearance of the area; harm to the character and appearance of the Conservation Area; and unsuitable means of access.   | Recommendation:<br>Refuse   |
| 17/03367/OUT | <p>Outline application for 2 no. 2.5 storey dwelling houses with garages all matters reserved (re-submission of withdrawn outline planning application 17/00666/OUT) - Plots 5 and 6, land north of Dyke House, The Avenue, Medburn</p> <p>Main issues: increase in vehicular traffic and safe and suitable access cannot be achieved along The Avenue; and not a sustainable location for new development.</p> | <p>15 November 2018</p> <p>Committee Decision - Officer Recommendation:<br/>Approve</p> |

## 2. Appeals Withdrawn

None

## 3. Inquiry and Hearing Dates

| Reference No | Description and Address   | Inquiry/Hearing date and Decision Level  |
|--------------|---|--|
| 16/04486/FUL | <p>Detailed planning proposal for 53 residential dwellings and associated infrastructure - land North of The Garth, Pottery Bank, Morpeth</p> <p>Main Issues: insufficient information submitted to assess whether the development will not have a severe residual cumulative impact on highway</p> | <p>Inquiry date: 4 - 7 June 2019</p> <p>Committee Decision - Officer Recommendation:<br/>Approve</p> |

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|              | network; site is not designated for housing development; insufficient information to demonstrate the development will not increase the risks of flooding; and by virtue of its design, height and massing the development would have an adverse impact on residential amenity  |   |
| 17/01799/FUL | <p>Development of 12no. Mobile Home Act compliant Twin Unit Residential Lodges/Bungalows (as amended 13/12/17) - land west of Treetops, Allally Road, Whittingham</p> <p>Main issues: development would not reflect local character or distinctiveness of Whittingham and its Conservation Area and would have an adverse impact on the setting of a historic rural village.</p> | <p>Hearing date: 30 January 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p> |

#### 4. Planning Appeals Dismissed

| Reference No | Proposal and main planning considerations   | Award of Costs? |
|--------------|---|-----------------|
| 17/01970/HED | <p>High Hedge - 22 Hazelmere Crescent, Eastfield Glade, Cramlington</p> <p>Main issues: whether or not the trees are a High Hedge (HH) and if so whether or not it was reasonable for the Council to find that no action should be taken to remedy the effect of the HH upon the complainant's reasonable enjoyment of their property.</p> <p>Comments: The Inspector found that the HH does not materially affect the complainant's enjoyment of their property and it was</p> | N               |

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|              | reasonable for the Council to find that no action should be taken to remedy the effect of the HH upon the complainant's property.  |   |
| 18/01165/FUL | <p>Development of land to build American style timber barn incorporating stables with external hard standing, outdoor fenced horse riding arena and 3 bedroom static caravan - land south-west of Hill View, Longhorsley</p> <p>Main issues: unacceptable development in the open countryside and Green Belt.</p> <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p>   | N |
| 18/01598/FUL | <p>Change of use/conversion of existing garage block/outbuilding to create 2no residential dwellings - Land north-east of Waren Lea Hall, Waren Mill</p> <p>Main issues: detrimental impact of dormer windows on rural setting and AONB.</p> <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p>  | N |
| 17/02225/FUL | <p>Change of use of ground floor to retail. Upper floor extension to provide single maisonette - Workshop, Chantry Place, Morpeth</p> <p>Main issues: proposal would result in significant visual intrusion and unacceptable loss of daylight, sunlight and outlook to adjacent property; lack of information on flood risk; eaves and roof design along with timber cladding and loss of stonework would result in harm to the setting of the Conservation Area; and lack of satisfactory pedestrian access to dwelling and service access to retail unit.</p> <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p> | N |
| 17/02595/OUT | <p>Outline Application for 10 self build dwellings with all matters reserved, except for access (revised description, 18th August 2017) -</p>  | N |

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|  | <p>Land south-east of Parkside Place, West Woodburn</p> <p>Main issues: development outside of the settlement within the open countryside, and impacts on highway safety.</p> <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p> |  |
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**5. Planning Appeals Allowed**

None

**6. Planning Appeals Split Decision**

None

**7. Planning Casework Unit Referrals**

None

**8. Enforcement Appeals received**

None

**9. Enforcement Appeals Dismissed**

None

**10. Enforcement Appeals Allowed**

None

**Implications**

|                                    |   |
|------------------------------------|---|
| <b>Policy</b>                      | Decisions on appeals may affect future interpretation of policy and influence policy reviews  |
| <b>Finance and value for money</b> | There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals |
| <b>Legal</b>                       | It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals                          |
| <b>Procurement</b>                 | None  |
| <b>Human Resources</b>             | None  |

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|---|---|
| <b>Property</b>   | None  |
| <b>Equalities</b><br>(Impact Assessment attached)<br>Yes <input type="checkbox"/> No <input type="checkbox"/><br>N/A <input type="checkbox"/> | Planning applications and appeals are considered having regard to the Equality Act 2010                   |
| <b>Risk Assessment</b>  | None  |
| <b>Crime &amp; Disorder</b>   | As set out in individual reports and decisions  |
| <b>Customer Consideration</b>   | None  |
| <b>Carbon reduction</b>   | Each application/appeal may have an impact on on the local environment and have been assessed accordingly |
| <b>Wards</b>  | All where relevant to application site relating to the appeal   |

**Background papers:**

Planning applications and appeal decisions as identified within the report.

**Author and Contact Details**

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